Bill Garrett Davidson County
Batch# 79876 DEEDWARR
04/11/2018 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $566.10
20180411-0034261

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$153,000.00**. Affiant Subscribed and sworn to before me, this the 9th day of April, 2018. Notary Public My commission expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cristina S. Ferreccio Pecho	Regions Bank	**Map 150-02.03 Parcel 10.00**
804 Lake Terrace Drive	2050 Parkway Circle	
Nashville, TN 37217	Birmingham AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FTS Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cristina S. Ferreccio Pecho, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No.39A on the Zone Lot Division of Lots 16, 17, 25 thru 33 and 37-45 on the Plan of Harbor Gate, Section I Revised, of record in Plat Book 5200, Page 712 , and as amended in Plat Book 6250, Page 638, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to FTS Investments, LLC, a Tennessee limited liability company by Deed from Chris Fuller, married, dated August 18, 2017, of record in Instrument No. 20170822-0086193, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6250, Page 638, revision of Plat Book 5200, Page 703 and Plat Book 5200, Page 712, said Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 6221, Page 253, in Book 6597, Page 157, and re-recoded in Book 6599, Page 984 Register's Office for Davidson County, Tennessee;

3) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **804 Lake Terrace Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this **9th** day of **April, 2018**.

FTS Investments, LLC, a Tennessee limited liability company

By: _____ MEMBER
Scott Stephens, Member

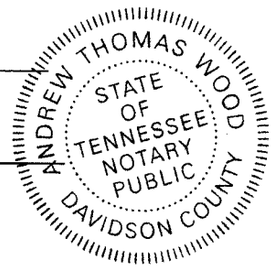
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Scott Stephens, Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a **Member** of **FTS Investments, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Scott Stephens** as **Member.**

Witness my hand, at office at Nashville, Tennessee, this **9th** day of **April, 2018.**

_____
Notary Public

My Commission Expires: 11/9/21



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER